

for sale

offers over **£725,000**



The Stables Home Farm Court Holdenby Northampton NN6 8EE

Connells are pleased to offer to the market this stunning extended barn conversion which stands in the delightful rural hamlet of Holdenby, in the rolling north Northamptonshire countryside. Viewing of the stunning family home is highly advised to appreciate.

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Entrance Hall

Inviting entrance hall with door to the side elevation, along with three complimentary multi paned double glazed windows. A wide sliding door opens to the kitchen / dining room, and further doors lead off to two double bedrooms and the shower / utility room. Wall mounted radiator, tiled floor and stairs rising to the master bedroom.

Living Room

An impressive living room with vaulted ceiling and exposed beams. The focal point is the feature wood burning stove with brick hearth. Two multi paned double glazed windows to the front elevation and exposed stone and brick walls. Two radiators and multi paned double glazed French doors to the rear elevation leading out to a paved patio area.

Kitchen/ Dining Room

A spacious Farm House re-fitted kitchen with a vaulted ceiling and exposed wooden beams. Fitted with a range of wall and base level units with under cabinet lighting. Butler sink with swan neck mixer tap over, set below hard stone work surfaces and with complimentary tiling to splash back areas. Range cooker with extractor hood over, and integrated combination oven/microwave. Plumbing for dishwasher and integrated fridge/ freezer. Feature

central island with pendent lighting over and hard stone breakfast bar. Built-in pantry and tiled floor with under floor heating. Wall mounted radiator and open to the family room. Multi paned double glazed window to the rear elevation. Looking out over the rear garden, and stable door leading out to the extended paved patio area.

Family Room

Complimentary family room with feature vaulted ceiling and exposed wooden beams. Exposed stone wall and multi paned double glazed French doors to the rear elevation, leading out to the rear garden and extended paved patio area with complimentary multi paned double glazed windows either side. Radiator, tiled floor with under floor heating and further multi paned double glazed window to the side elevation looking out over the side garden and paddock.

Bedroom Two

Double bedroom with multi paned double glazed window to the side elevation. Wall mounted radiator and space for free standing bedroom furniture.

Bedroom Three



Double bedroom with multi paned double glazed window to the side elevation. Wall mounted radiator and double built-in wardrobe.

Shower/ Utility Room

Suite comprises shower cubicle, low level flush WC, butler sink with mixer tap over and fitted cupboards. Plumbing for washing machine and space for condensing tumble dryer. Multi paned opaque double glazed window to the side elevation, extractor fan, tiled floor and wall mounted towel radiator.

Master Bedroom

Master bedroom suite with stairs rising from the entrance hall. Fitted double wardrobe with shelved storage above and below, multi paned double glazed window to the side elevation, under eaves storage and open to the en-suite bathroom.

En-Suite Bathroom

A beautiful and complimentary three piece bathroom suite comprising free standing bath with integrated seat and floor standing swan neck mixer tap, low level flush WC and vanity wash hand basin with storage below. Radiator with fitted towel rail and complimentary tiling to splash back areas. Recessed spot lights to ceiling, extractor fan and multi paned double glazed window to the side elevation.

Outside

Front Garden

Accessed by a single five bar gate and mainly laid to lawn, with retaining hedging and flower and shrub border. Outside tap, low energy flood lighting and pathway leading to the main door.

Rear And Side Gardens

A beautiful country garden which is mainly laid to lawn, and looks out over open fields to the rear and a paddock to the side. Two paved patio areas create ideal entertaining spaces for alfresco dining and capturing the evening sun. To the side there are raised vegetable planters, a timber storage shed and pathway with external low level lighting, leading to the hot tub. Low energy flood lighting, water taps to the rear and side of the house, gated access to the side leads to the front of the house and the double driveway.

Garage And Parking

Single integrated garage with double wooden doors and power and lighting connected. Double width driveway to the the front of the garage provides off road parking for two cars side by side.

Agents Note

The property benefits from Fibre To The House, for fast

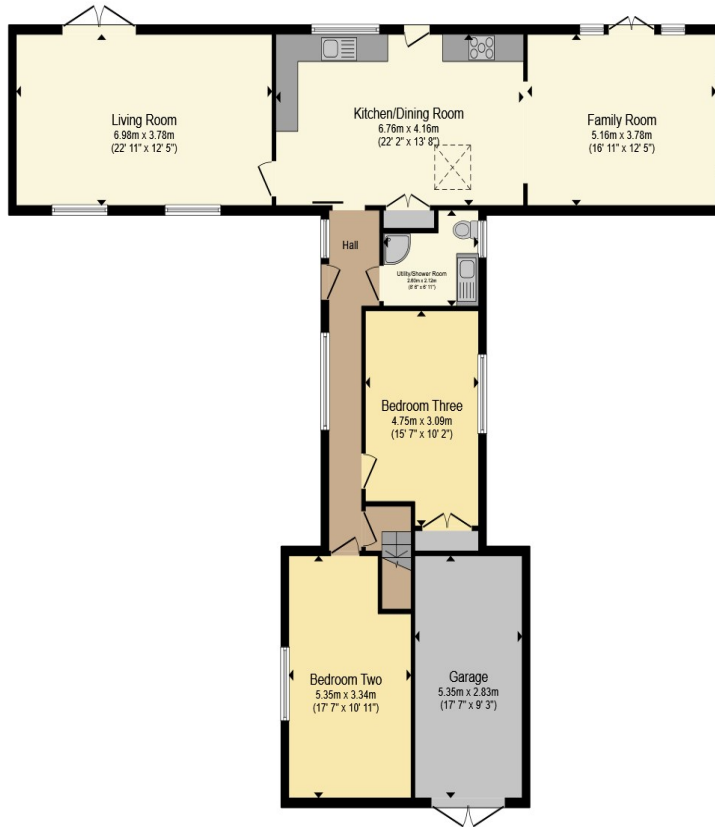
Broadband.

Council Tax Band

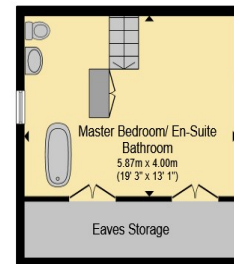
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Ground Floor



First Floor

Total floor area 168.9 m² (1,819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: KTP408161 - 0011

Tenure:Freehold EPC Rating: D

Council Tax Band: E

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